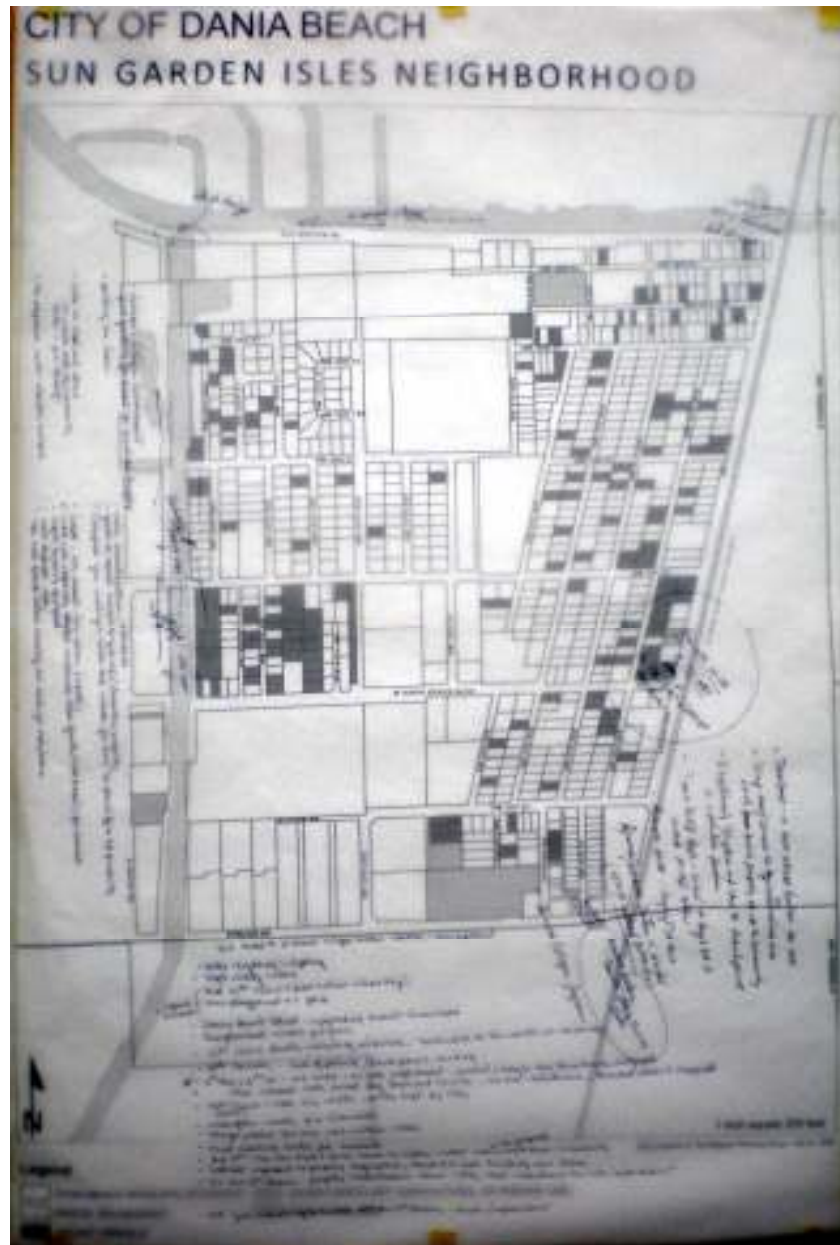


SUN GARDEN ISLES
PLANNING THE NEIGHBORHOOD FOR REDEVELOPMENT

Neighborhood Meeting Summary

August 11, 2008



PLANNING THE NEIGHBORHOOD FOR REDEVELOPMENT
Meeting Summary

Sun Garden Isles

August 11, 2008

On August 11, 2008 a Dania Beach CRA Expansion Neighborhood Meeting was held in the neighborhood of Sun Garden Isles in order to gather information from residents on the specific needs and desires for the Sun Garden Isles community. The meeting was held from 5:30 to 8:30 pm and was well attended with eighteen residents present as well as Mayor Albert C. Jones and Chief of Police Donald Peterson. Residents were welcomed by Jeremy Earle, CRA Executive Director and then were presented with background information and the findings of the project by Michele Mellgren, of The Mellgren Planning Group.

Residents were asked to provide their comments and recommendations on conditions in the neighborhood.

Suggestions and recommendations for redevelopment/revitalization of the community

Upgrades Needed

Residents had a number of suggestions for upgrades that should be made to the neighborhood.

- Cracked sidewalks and roads need to be repaired and resurfaced.
- Significant street and swale drainage issues need to be addressed.
- Street lighting is considered a major problem to the residents and they suggested implementing solar lighting.

- Parking is considered to be inadequate throughout the neighborhood. Parking at the community facility at 800 NW 2nd Street was specifically mentioned and it was suggested that a vacant lot across the street could potentially be acquired to meet this need.
- There is a desire for beautification efforts throughout the Sun Garden Isles neighborhood to include flowers, traffic turnabouts, and street landscaping.

Crime

Residents expressed concerns about crime in the neighborhood. The perception of crime and drug activity is considered to be similar to those throughout the city.

- Residents suggested implementing a neighborhood watch program that would use walkie-talkie devices as residents want a better channel for communication with law enforcement.

Traffic

Excess traffic is a concern for residents.

- A suggestion was made to connect Dania Beach Boulevard with Bryan Road in order to reduce traffic on NW 1st St.
- Traffic calming devices should also be implemented on NW 10th Court and in front of the new playground at the community center on NW 2nd St.

Code Compliance

Residents had overall concerns about code compliance issues.

- There is a general sentiment that code compliance is not being enforced consistently.
- There are several instances of vacant lots with unmaintained yards and overgrown trees.

- Residents are concerned that these maintenance issues could pose a danger during hurricanes.
- Abandoned homes were identified as a serious neighborhood problem. Aside from being eyesores in the community, these abandoned homes present opportunities for crime, vagrancy, and drug activity.

Business and Office Needs in the Neighborhood

- Residents would like to see an upgraded business district located on Dania Beach Boulevard near the proposed FEC commuter stop. It would include a central place for shopping and a business office node.
- Residents are interested in mixed use development to include retail, office, cafes and local serving businesses.
- They would like to see an emphasis on small business development throughout the CRA.
- There is an expressed desire for no more warehouse development in the Sun Garden Isles area.

Housing Affordability

An issue for residents in Sun Garden Isles is housing affordability.

- There is opportunity for infill housing development but residents are concerned that this development won't necessarily be affordable and could lead to gentrification. Gentrification poses a major concern for families in this neighborhood as it could push out those that have been there for decades or prevent their children from entering the housing market in this area.

- Residents feel that the provision of affordable housing options, such as townhomes or converting duplexes and multifamily into condos would emphasize homeownership and lead to the reduction of instances of slum, blight, and crime hot spots.
- Because absentee landlords are a problem in this area, residents would limit the instances of rental units and would prefer that landlords be on-site or live in the community.

Resources

Mr. Earle advised the group that Tax Increment Financing is not available in the Dania Beach CRA so there is a need to research and identify creative strategies for funding in order to accelerate the implementation of neighborhood enhancements.

- Residents would like to see a “one stop shop” resource and family success center in their neighborhood. There are a number of assistance programs available for homeowners such as sales tax rebates in enterprise zones for home improvements, house paint provided by the city, and energy assistance for low income and senior citizen homes. The resource center could include information about these programs and others that are available in order for residents to better access and utilize them.
- It was suggested that Dania Beach implement a senior citizen program (similar to the one available in Pembroke Pines) as the population in this area is starting to age and require these services.
- There was also the idea to unify the various police substations in one location and utilize the substations for alternative uses.

C-10 Canal and Dania Cut-Off Canal

- Options for the C10 canal include the possibility of residential only on the east as marine industry is present on the west side. It is possible for these uses to coexist. Housing on the canal would not be in the low or moderate income category because of the water access, however, which conflicts with the need for more affordable housing.
- There was a suggestion that linear parks be created along Griffin road that would allow residents to walk, sit, and meditate.

Michele Mellgren provided a wrap-up and Jeremy Earle thanked everyone for their participation.

The meeting concluded at 7:30 p.m.





City of Dania Beach
Dania Beach CRA Expansion Neighborhood Meeting
Sun Garden Isles
August 11, 2008
5:30 p.m. to 8:30 p.m.

The purpose of this meeting is to gather information from residents on the specific needs and desires for the Sun Garden Isles neighborhood.

Agenda

- | | |
|----------------|--|
| 5:30 pm | Welcome and Introduction
<i>Jeremy Earle</i> |
| 5:35 pm | Comments from Community Representative
<i>Introduction of leader by Jeremy Earle</i> |
| 5:40 pm | Project background
<i>Michele Mellgren</i> |
| 5:50 pm | Project Findings
<i>Bob Daniels</i> |
| 6:00 pm | Input from Residents
<i>Meeting participants (to be recorded verbally and graphically)</i> |
| 8:25 pm | Wrap up and next steps
<i>Michele Mellgren</i> |
| 8:30 pm | Adjourn |



City of Dania Beach
Dania Beach CRA Expansion Neighborhood Meeting
Sun Garden Isles
August 11, 2008
SIGN-IN SHEET



Name	Address	Phone	Email	City Affiliation (Resident, Business Owner, Staff, etc.)
Cynthia Reese	110 N.W. 8th Ave	754-246-9345	CReese@MHS.net	
Cheryl Clarke	501-505 NW 5 Ave	(954) 922-2001	Scorpioecc@yahoo.com	Business
James Mitchell	234 NW 9th Ave	954-258-4397	jdmitchell@aol.com	Resident
AL Jones	1220W 3rd St	954-920-0727	Comish722@bellsouth.net	Mayor
Jimmy Criminger	237 SW 15th	954-260-8030	crimingerj@bellsouth.net	Resident
Inell Thomas	223 N.W. 12th	954-922-5111		



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Name	Address	Phone	Email	City Affiliation (Resident, Business Owner, Staff, etc.)
Bessie B Warren	3358 NW Dania	954-920-7735		
Matthe Mason	109 N.W. 10th	954-221-0054		
Ernest Jackson	141 N.W. 6th Ave	954-303-9004	1010012362@yahoo.com	Resident
Bobbie H. Grace	110 N.W. 8th Ave	954-427-6888		
Shetta Jackson	216 NW 12th Ave	954-920-1912		
Don G. Peterson	350 Dania Beach	954-920-2140	Don@brownspace.com	Chief of Police
A. Julie Clure	209 N.W. 11th	954-922-0650	Julie@police.net	Police
GEORGE JASON	4549 SW 37th Ave	954-927-4347	GAJASON@AOL.COM	DBNV
TERRY CATEN	210 N.W. 12th Ave	954-921-7050	TCATEN@BELLNET	DEDE
Charlie Cooper	210 NW 12th Ave #11	954-935-3406		Resident
Cheryl Baker-Hill	305 W. 7 Ave		cherylbh@bellsouth.net	
Alecie William Mitchell	234 NW 9th Ave	954-260-4666		